Minutes of the Houston Planning Commission

(An audio/video tape of the full proceedings is on file in the Planning and Development Department)

March 29, 2007
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Madam Chair, Carol Abel Lewis, called the meeting to order at 2:49 p.m. with a quorum present.

Carol Abel Lewis, Chair
Mark A. Kilkenny, Vice Chair
John W. H. Chiang
David Collins
Kay Crooker
Algenita Scott-Davis
Sonny Garza
Jim Jard
D. Fred Martinez
Etan M. Mirvis
Robin Reed
Richard A. Rice
Jeff Ross
Lee Schlanger
Talmadge Sharp, Sr.
Jon N. Strange
B. J. Walter
Shaukat Zakaria
Jackie L. Freeman for:
  The Honorable Robert Eckels
D. Jesse Hegemier for:
  The Honorable Grady Prestage
Mark Mooney for:
  The Honorable Ed Chance

EXOFFICIO MEMBERS

M. Marvin Katz
John Sakolosky for:
  Mike Marcotte
Dawn Ullrich

Absent
Absent
Absent
Left at 4:55 p.m.
Left at 5:14 p.m.
Left at 5:31 p.m.
Left at 6:23 p.m.
CHAIRMAN'S REPORT
NONE

DIRECTOR'S REPORT

The Director's report was given by Marlene L. Gafrick, Director, Planning and Development Department who reminded all that the Department has a new procedure for deferring plats. We will notify an applicant by email or phone on Wednesday prior to the Planning Commission meeting with information needed to complete staff review. Applicants whose plats are deferred due to needing additional information are required to submit the information by noon Wednesday of the week following the Planning Commission meeting. Beginning April 1st staff will recommend disapproval of a plat or replat of an applicant who has not filed timely information. She also spoke about the Urban Corridor brochure and our save the date notice stating that we will follow up with specific dates and times.

APPROVE THE MARCH 1, 2007 PLANNING COMMISSION MEETING MINUTES
Commission action: Deferred the minutes for two weeks for minor corrections.

Motion: Mirwis     Second: Sharp     Vote: Unanimous     Abstaining: Crooker

Item IX was taken out of order at this time to allow Council Member Jarvis Johnson's representative, Linda Layton, to speak on his behalf.

IX. CORRECTIONAL FACILITY EVIDENTIAL HEARING – APPEAL OF DIRECTOR’S DECISION ON VOLUNTEERS OF AMERICA, INC. APPLICATION
Staff recommendation: No staff recommendation.
Commission action: Approve the application.

Motion: Prestage     Second: Davis     Vote: Carries     Opposed: Crooker
Speakers for item IX: Linda Layton and Pastor Willie Jones.
I. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNER FOR:
   a. Openshaw – Hutton House – 1920 Kane Street
   b. Style in Steel Townhouses – 4156, 4158, 4160 Meyerwood Drive
   c. Albert W. Lackey House – 239 Westheimer Road
Staff recommendation: That the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to the Houston City Council the Landmark and Protected Landmark Designation of the Openshaw-Hutton House at 1920 Kane Street; Style in Steel Townhouses at 4156, 4158, and 4160 Meyerwood Drive; and the Albert W. Lackey House at 239 Westheimer Road.
Commission action: That the Houston Planning Commission accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to the Houston City Council the Landmark and Protected Landmark Designation of the Openshaw-Hutton House at 1920 Kane Street; Style in Steel Townhouses at 4156, 4158, and 4160 Meyerwood Drive; and the Albert W. Lackey House at 239 Westheimer Road.
Motion: Reed Second: Collins Vote: Unanimous Abstaining: None
Speakers for Item Ib: Mike Lewter, Kurt Hull, Stephen Fox, and Ramona Davis.

II. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNER FOR:
   a. Miller – Tunks House – 2117 Chilton Road
   b. George V. Rotan House – 2300 Pine Valley Drive
Staff recommendation: That the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to the Houston City Council the Landmark Designation of the Miller-Tunks House at 2117 Chilton Road and the George V. Rotan House at 2300 Pine Valley Drive.
Commission action: That the Houston Planning Commission accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to the Houston City Council the Landmark Designation of the Miller-Tunks House at 2117 Chilton Road and the George V. Rotan House at 2300 Pine Valley Drive.
Motion: Crooker Second: Ross Vote: Unanimous Abstaining: None

III. PUBLIC HEARING AND CONSIDERATION OF PREVAILING LOT SIZE REQUIREMENT AREA APPLICATION FOR THE 1900 BLOCK OF WEST LAMAR STREET, NORTH AND SOUTH SIDES, BETWEEN STANFORD STREET AND TAFT STREET
Staff recommendation: Approve the petition for a minimum lot size and forward to City Council.
Commission action: Approve the petition for a minimum lot size and forward to City.
Motion: Crooker Second: Garza Vote: Unanimous Abstaining: None
Speakers for Item III: Allen Ueckert, City Controller, Anise Parker, Joe Holzer, and Ian Cain.
IV. PUBLIC HEARING AND CONSIDERATION OF PREVAILING BUILDING LINE REQUIREMENT AREA APPLICATION FOR THE 1900 BLOCK OF WEST LAMAR STREET, NORTH AND SOUTH SIDES, BETWEEN STANFORD STREET AND TAFT STREET
Staff recommendation: Approve the Prevailing Building Line Requirement Area Application for the 1900 Block of West Lamar Street, North and South sides, between Stanford Street and Taft Street.
Commission action: Approved the Prevailing Building Line Requirement Area Application for the 1900 Block of West Lamar Street, North and South sides, between Stanford Street and Taft Street.
Motion: Garza Second: Crooker Vote: Unanimous Abstaining: None
Speakers for Item IV: Mike Mullally, Bill Wade, Joe Holzer, and Joseph Elder.

V. PUBLIC HEARING AND CONSIDERATION OF PREVAILING BUILDING LINE REQUIREMENT AREA APPLICATION FOR THE 1200 BLOCK OF COLUMBIA STREET, EAST AND WEST SIDES, BETWEEN E. 12TH STREET AND E. 13TH STREET
Staff recommendation: Approve the Prevailing Building Line Requirement Area Application for the 1200 block of Columbia Street, East and West sides, between E. 12th Street and E. 13th Street.
Commission action: Approved the Prevailing Building Line Requirement Area Application for the 1200 block of Columbia Street, East and West sides, between E. 12th Street and E. 13th Street.
Motion: Collins Second: Crooker Vote: Unanimous Abstaining: None
Speaker for Item V: Robert Scott.

VI. CONTINUATION OF PUBLIC HEARING AND CONSIDERATION OF THE ADDITION OF SIX PROPERTIES INTO THE SOUTH MAIN/TEXAS MEDICAL CENTER PARKING MANAGEMENT AREA
Staff recommendation: That the Houston Planning Commission defer item VI until April 26, 2007.
Motion: Ross Second: Zakaria Vote: Unanimous Abstaining: None
Speaker for Item VI: Joyce Camp.

VII. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL VARIANCE APPLICATION FOR HOLIDAY INN EXPRESS LOCATED AT 14730 GULF FREEWAY
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Reed Second: Crooker Vote: Unanimous Abstaining: None
Speakers for Item VII: Reid Wilson and Narendra Patel.

VIII. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL VARIANCE APPLICATION FOR HILTON GARDEN INN
Staff recommendation: Defer the variance for two weeks to allow time for the applicant to provide additional information.
Commission action: Deferred the variance for two weeks to allow time for the applicant to provide additional information.
Motion: Collins Second: Schlanger Vote: Unanimous Abstaining: None
X. **PLATTING ACTIVITY** Consent items A and B, 1-157 and items 186 and 187 which were moved from Section G-Administrative to the Consent agenda

Items removed for separate consideration: 74, 97, and 129. Item 88 was taken separately to allow for speakers; Items 97 and 129 were changed from defer to approve subject to the 101 form conditions; item 74 was changed from approve to defer to allow applicant time to change street name. Staff recommendation: Approve staff’s recommendations for items 1-157 and 186 - 187, subject to the 101 form conditions.

Commission action: Approved staff’s recommendations for items 1-157 and 186 - 187, subject to the 101 form conditions.

  Motion: Rice  Second: Zakaria  Vote: Unanimous  Abstaining: None

Commissioners Collins and Davis abstained and left the room.

Staff recommendation: Approve staff’s recommendation for item 25 subject to the 101 form conditions.

Commission action: Approved staff’s recommendations for item 25 subject to the 101 form conditions.

  Motion: Ross  Second: Zakaria  Vote: Unanimous  Abstaining: None

Commissioners Collins and Davis returned.

Commissioners Reed, Ross and Schlanger abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 24, 44, 72, 85, 112, 117, and 144 subject to the 101 form conditions.

Commission action: Approved staff’s recommendations for items 24, 44, 72, 85, 112, 117, and 144 subject to the 101 form conditions.

  Motion: Zakaria  Second: Garza  Vote: Unanimous  Abstaining: None

Commissioners Reed, Ross and Schlager returned.

**Item 88**

88  **South MacGregor Townhomes Subdivision**  **C3F**  **Defer**

Staff recommendation: Defer the plat for two weeks to allow applicant time to comply with Chapter 42 requirements and give the applicant another opportunity to meet with staff.

Commission action: Deferred the plat for two weeks to allow applicant time to comply with Chapter 42 requirements and give the applicant another opportunity to meet with staff.

  Motion: Zakaria  Second: Davis  Vote: Unanimous  Abstaining: None

Speaker for Item 88: Rick DeLeon.
158  Brenwood Trails Sec. 1 Partial Replat No. 1     C3N     Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information before noon next Wednesday.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information before noon next Wednesday.
   Motion: Crooker    Second: Reed      Vote: Unanimous    Abstaining: None

159  Brenwood Trails Sec. 1 Replat No. 2     C3N     Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide a site and landscape plan and a letter of approval from the Architectural Control Committee before noon next Wednesday.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide a site and landscape plan and a letter of approval from the Architectural Control Committee before noon next Wednesday.
   Motion: Freeman    Second: Garza     Vote: Unanimous    Abstaining: None

160  Hidalgo Place Subdivision     C3N     Approve
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
   Motion: Ross    Second: Crooker    Vote: Unanimous    Abstaining: None

161  Marnel Villas Subdivision     C3N     Approve
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
   Motion: Freeman    Second: Reed    Vote: Unanimous    Abstaining: None

162  Miles Street Associates Subdivision     C3N     Defer
Staff recommendation: Defer the plat for two weeks to allow the legal staff to meet with applicant.
Commission action: Deferred the plat for two weeks to allow the legal staff to meet with applicant.
   Motion: Collins    Second: Reed    Vote: Unanimous    Abstaining: None

163  Monsour Seven Subdivision     C3N    Approve
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
   Motion: Reed    Second: Freeman    Vote: Carries    Opposed: Crooker
164  Nantucket Manor Subdivision Replat  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide site plan
to review driveway layout and information on construction materials.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide site plan to review driveway layout and information on construction materials.
    Motion: Collins  Second: Crooker  Vote: Unanimous  Abstaining: None
Speaker for Item 164: Gary E. Parks

165  Park at Woodway Sec. 2  C3N  Approve
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
    Motion: Freeman  Second: Rice  Vote: Unanimous  Abstaining: None

D  VARIANCES

166  Bavaria GP  GP  Defer
Staff recommendation: Defer the general plan for two weeks to allow the applicant to provide revised information before noon next Wednesday.
Commission action: Deferred the general plan for two weeks to allow the applicant to provide revised information before noon next Wednesday.
    Motion: Freeman  Second: Crooker  Vote: Unanimous  Abstaining: None

167  Bavaria Sec. 1  C3F  Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
    Motion: Ross  Second: Crooker  Vote: Unanimous  Abstaining: None
Speakers for Item 167: Rosalyne Taylor, Grace Tsai

168  Cerda Industries Commercial Subdivision  C2R  Withdrawn

169  Community Family Centers Childrens Campus Subdivision  C2  Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to submit a site and landscape plan.
Commission action: Deferred the plat for two weeks to allow time for the applicant to submit a site and landscape plan.
    Motion: Chiang  Second: Prestage  Vote: Unanimous  Abstaining: None

170  Fifth Ward Church of Christ Sec. 2  C2R  Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to submit additional information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to submit additional information.
    Motion: Sharp  Second: Chiang  Vote: Unanimous  Abstaining: None
Speaker for Item 170: Phillip Flakes
171  Hardcastle Townhomes Subdivision  C2R  Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information before noon next Wednesday.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information before noon next Wednesday.
Motion: Freeman  Second: Collins  Vote: Unanimous  Abstaining: None

172  Harris County MUD Water Plant No. 3  C3P  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.
Motion: Zakaria  Second: Chiang  Vote: Unanimous  Abstaining: None

Commissioner Schlanger abstained and left the room.

173  Highland Village Shopping Center Sec. 1  C2R  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.
Motion: Prestage  Second: Davis  Vote: Carries  Oppose: Crooker
Speakers for Item 173: Tom Brondt, Berry Huntsworth, and Evalyn Krudy.

Commissioner Schlanger returned.

174  Hobby Business Center Industrial Park GP  GP  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.
Motion: Rice  Second: Zakaria  Vote: Unanimous  Abstaining: None

175  Holman Villas Subdivision  C2R  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.
Motion: Prestage  Second: Zakaria  Vote: Unanimous  Abstaining: None
176  **Houston Happyland Subdivision**  
C2  Approve  
Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.  
Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.  
Motion: **Zakaria**  Second: **Mirwis**  Vote: **Unanimous**  Abstaining: **None**

177  **I 45 Thirty Subdivision**  
C3P  Defer  
Staff recommendation: Defer the plat for two weeks for further study and review of access to the reserves and access onto 1-45.  
Commission action: Deferred the plat for two weeks for further study and review of access to the reserves and access onto 1-45.  
Motion: **Freeman**  Second: **Collins**  Vote: **Unanimous**  Abstaining: **None**

178  **Mraz Park**  
C2R  Defer  
Staff recommendation: Defer the plat for two weeks to allow additional time to address concerns from the neighbors in regards to the condition of the buildings that are encroaching into the building line.  
Commission action: Deferred the plat for two weeks to allow additional time to address concerns from the neighbors in regards to the condition of the buildings that are encroaching into the building line.  
Motion: **Crooker**  Second: **Chiang**  Vote: **Unanimous**  Abstaining: **None**

179  **Museum Place**  
C3R  Defer  
Staff recommendation: Defer the plat for two weeks to coordinate sidewalk, paving, landscaping, pedestrian and lighting plan with staff.  
Commission action: Deferred the plat for two weeks to coordinate sidewalk, paving, landscaping, pedestrian and lighting plan with staff.  
Motion: **Rice**  Second: **Zakaria**  Vote: **Unanimous**  Abstaining: **None**

180  **New Caney ISD Maintenance Facility (DEF)**  
C3P  Approve  
Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.  
Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.  
Motion: **Zakaria**  Second: **Chiang**  Vote: **Unanimous**  Abstaining: **None**

181  **Prince Luxury Townhomes**  
C2R  Approve  
Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.  
Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.  
Motion: **Collins**  Second: **Garza**  Vote: **Unanimous**  Abstaining: **None**
182  Ritchie Bros Sec. 2        C3P        Approve
Staff recommendation: Granted the requested variance and approved the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.
  Motion: Rice     Second: Crooker     Vote: Unanimous     Abstaining: None

183  Treeline GP        GP        Withdrawn

184  Woodlands Village of Sterling Ridge Sec. 92        C3P        Approve
Staff recommendation: Granted the requested variance and approved the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.
  Motion: Freeman     Second: Collins     Vote: Unanimous     Abstaining: None

E     SPECIAL EXCEPTIONS
NONE

F     RECONSIDERATION OF REQUIREMENTS

185  Woodland Oaks Sec. 7        C3F        Denied
Staff recommendation: Deny the requested reconsideration of requirements.
Commission action: Denied the requested reconsideration of requirements.
  Motion: Prestage     Second: Freeman     Vote: Unanimous     Abstaining: None

G     ADMINISTRATIVE

Items 186 and 187 were moved to the Consent agenda and taken at that time.

H     DEVELOPMENT PLAT VARIANCES

188  Alan Dumas        DPV        Approved
Staff recommendation: Approve the requested variance.
Commission action: Approved the requested variance.
  Motion: Zakaria     Second: Rice     Vote: Unanimous     Opposed: Prestage and Davis
Speakers for item 188: Ruth Virani, Steven Littlejohn, Edna Anderson, Peter Okpokpo, Renita Thornton, Faheem Williams and Henry Denkins.
189    Al Elizondo                      DPV            Approve
Staff recommendation: Grant the requested variance not to dedicate widening along E. 27th St., and
deny the 10' building line encroachment along E. 27th Street.
Commission action: Grant the requested variance not to dedicate widening along E. 27th St., and
denied the 10' building line variance to encroach along E. 27th Street.
   Motion: Jard  Second: Zakaria  Vote: Unanimous  Abstaining: None
Speakers for item 189: William Navarro

I    CERTIFICATES OF COMPLIANCE

190    Thomas Kahrhoff                  COC            Approve
Staff recommendation: Approve the certificate of compliance.
Commission action: Approved the certificate of compliance.
   Motion: Jard  Second: Zakaria  Vote: Unanimous  Abstaining: None

J    EXTENSIONS OF APPROVAL AND NAME CHANGES

191    Harris County MUD No. 402 Water Treatment Plant
192    Hempstead Warehouse Subdivision
193    Katy Promises Sec. 1
194    Lakecrest Cove Sec. 1
195    Lincoln Park Apartments Replat No. 1
196    Weckford Boulevard and the Extension of West Lake Houston

Staff recommendation: Approve staff's recommendations for items 191-196.
Commission action: Approved staff's recommendations for items 191-196.
   Motion: Ross  Second: Prestage  Vote: Unanimous  Abstaining: None

XI.   ESTABLISH A PUBLIC HEARING DATE OF APRIL 26, 2007 FOR:

   a. Acute Engineering Subdivision (in draft as: Replat for Office Building on Eastex Freeway)
   b. Rice Military Villas Subdivision
   c. Waterhill Homes on Wroxton Sec. 3

Staff recommendation: Establish a public hearing date of April 26, 2007 for items XI a-c.
Commission action: Established a public hearing date of April 26, 2007 for items XI a-c.
   Motion: Garza  Second: Chiang  Vote: Unanimous  Abstaining: None

XII.  PUBLIC COMMENT

NONE
XIII. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis, adjourned the meeting at 6:33 p.m.

Carol Abel Lewis, Madam Chair

Marlene L. Gafrick, Secretary